

# ICONIC LAKEWOOD THEATER

**HISTORIC LANDMARK FOR LEASE**  
1825 ABRAMS ROAD, DALLAS, TX 75214



## PROPERTY OVERVIEW

- **Best parking available in Lakewood!**
  - More than 95 dedicated spaces
  - 80 additional dedicated spaces reserved for valet
  - Numerous other Lakewood parking spaces
- 64' bay depths will allow the building to be adapted for single or multi-tenant storefronts
- Ideal for retail, restaurant (with patios), experiential retail, or office professional uses
- Surrounded by the affluent neighborhoods of Lakewood, The M Streets, Hollywood Heights, Swiss Avenue and other East Dallas neighborhoods that make up the primary market for this retail hub

## LEASING INFORMATION

- Call For Rates
- 15,000 SF of Retail Available, Divisible
- NNN \$5.50
- Landlord will deliver a "cold dark shell"
- \$30 PSF Tenant Improvement Allowance

## NEARBY RETAIL



Bill Archer | 972-764-5499  
barcher@inroadsrealty.com

Mike Cagle | 214-502-6313  
mcagle@inroadsrealty.com

Taylor LeMaster | 972-764-6004  
tlemaster@inroadsrealty.com

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## AERIAL MAP & SELECTED AREA RETAILERS



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## DEMOGRAPHICS

	1 mile	3 mile	5 mile
TOTAL POPULATION	21,360	156,023	395,737
DAYTIME POPULATION	22,763	168,792	425,402
AVERAGE HH INCOME	\$110,404	\$98,872	\$95,120
MEDIAN AGE	35.0	33.8	34.0
HOUSEHOLDS	9,504	72,396	184,127
2021 PROJECTED HOUSEHOLDS	10,081	78,355	184,127
AVG VALUE OWNER-OCCUPIED HOMES	\$439,213	\$412,772	\$420,379

## TRAFFIC COUNTS

ABRAMS ROAD	12,550 VPD
ABRAMS PKWY	14,300 VPD
GASTON AVE	18,220 VPD

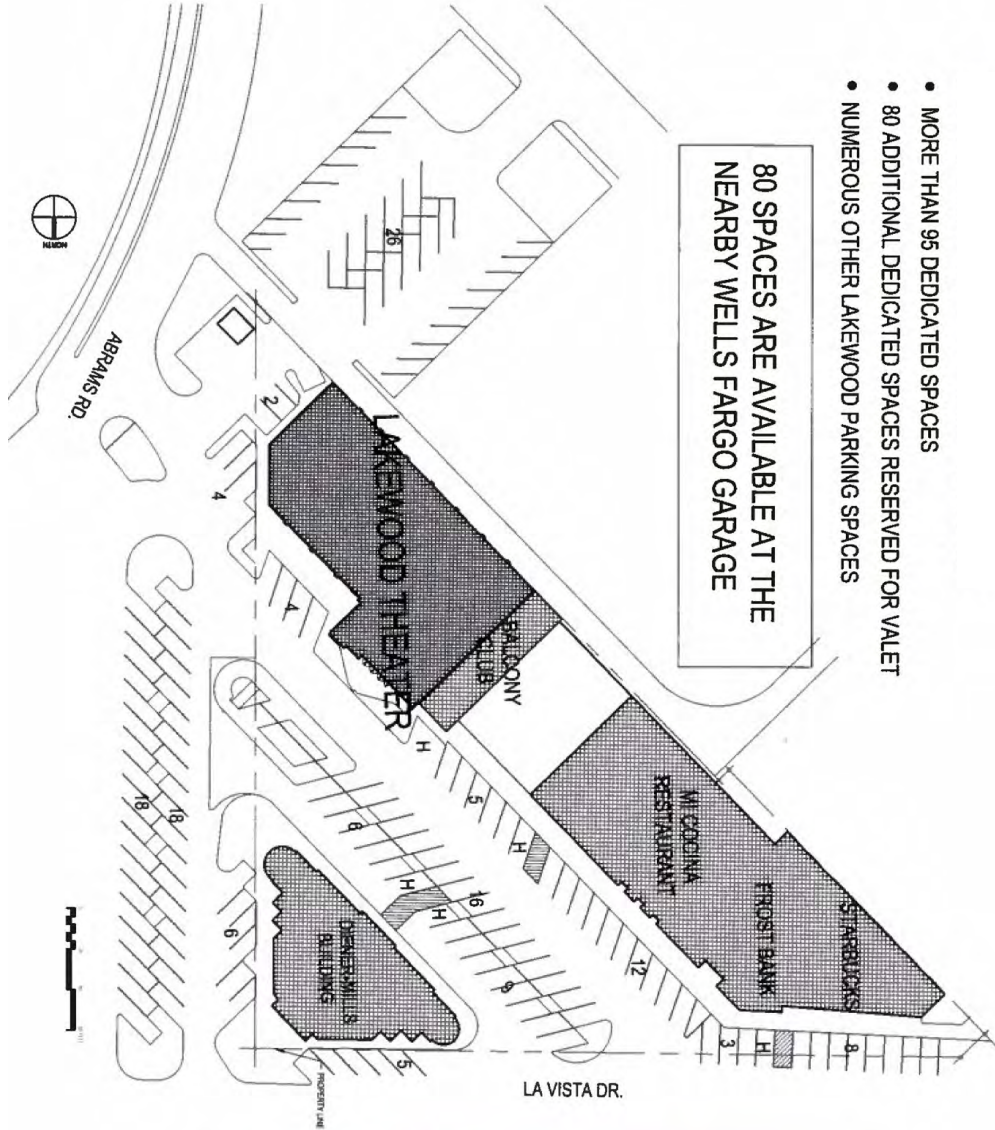
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- MORE THAN 95 DEDICATED SPACES
- 80 ADDITIONAL DEDICATED SPACES RESERVED FOR VALET
- NUMEROUS OTHER LAKEWOOD PARKING SPACES

80 SPACES ARE AVAILABLE AT THE NEARBY WELLS FARGO GARAGE



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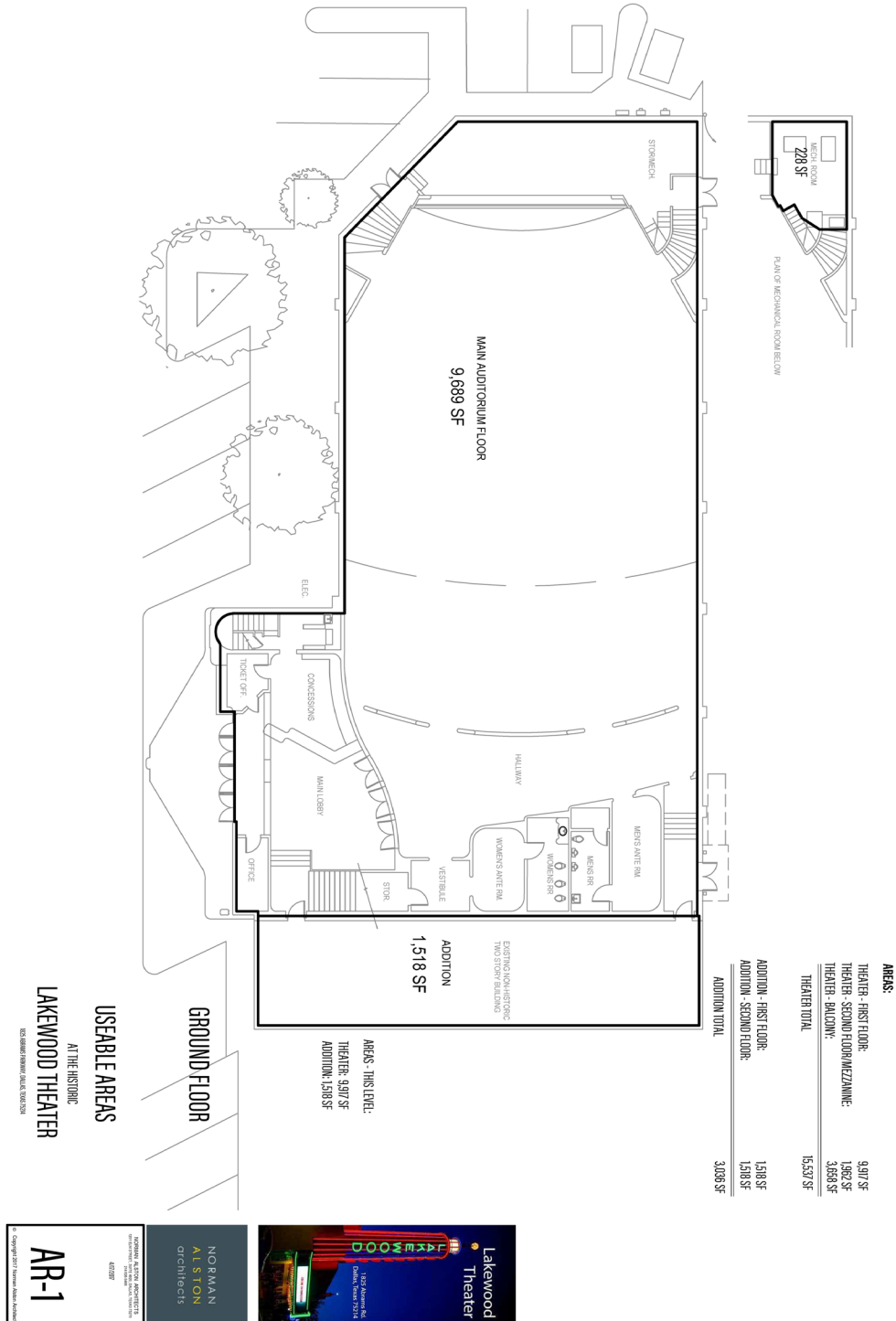
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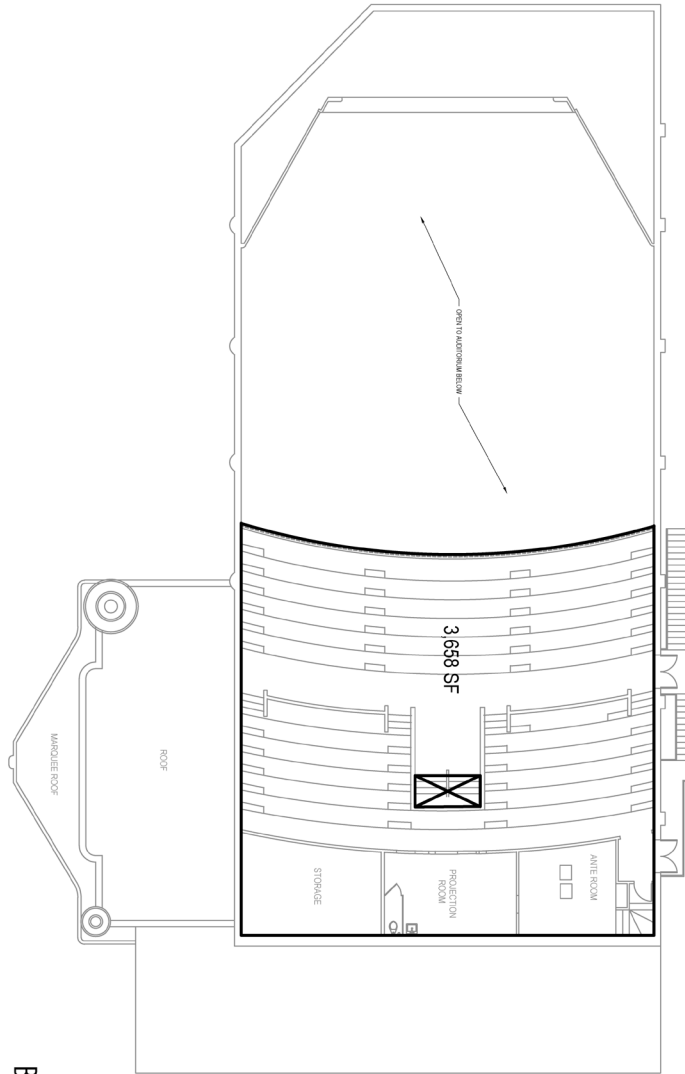
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## Ground Level



### 2nd level - Balcony

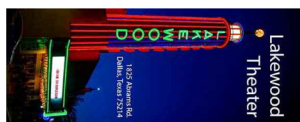


AREAS:  
THEATER: 3,658 SF

BALCONY AREAS

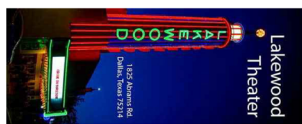
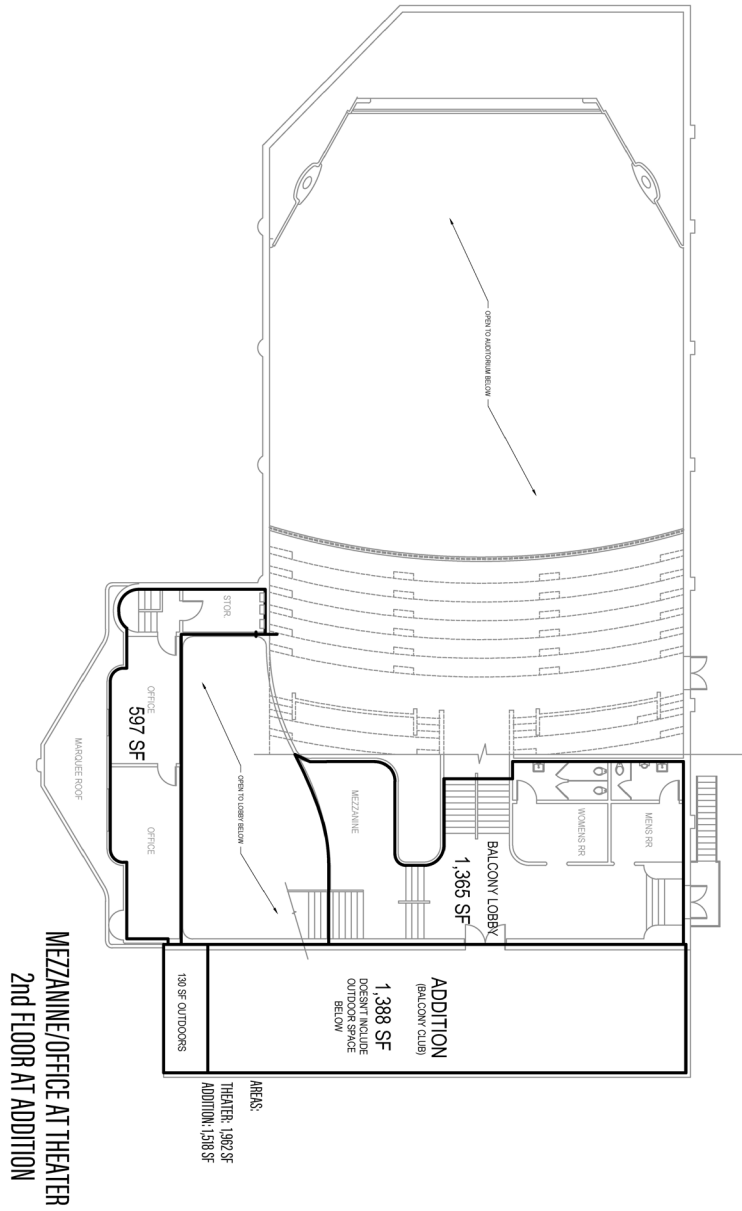
USEABLE AREAS

AT THE HISTORIC  
**LAKWOOD THEATER**  
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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Inroads Realty	187581		972-764-5401
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mike Cagle	187581	mcagle@inroadsrealty.com	972-764-6001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date